

COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

February 13, 2020

TO: PLANNING COMMISSION

DEVELOPMENT REVIEW COMMITTEE

RE: STAFF SUMMARY REPORT

SUB - PINE STREET SUBDIVSION

STAFF: ELIZABETH JOHNSON, PLANNER III

KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

Pine Street Subdivision
17-lot subdivision with retention lot
W. Pine Street and W. Pecan Street
4.38 acres
17-lots
Typical Street Section, Spread
Minimum lot width
N/A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Crafton Tull	
PROJECT OWNER/DEVELOPER:	Terra Firma Building Co.	
PROPERTY OWNER:	Terra Firma Building Co.	
REQUEST:	Preliminary Plat approval	

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
ZONING DISTRICT:	N-R (Neighborhood Residential) and R-SF (Residential Single-Family)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL.

ENGINEERING REVIEW:

- 1. ACCESS MANAGEMENT: The applicant's project complies with access management standards.
- 2. STORMWATER MANAGEMENT: Stormwater Management will be handled through a proposed detention pond. Access to the detention pond is from the S 15th Street using a 20' access easement with an improved 8ft concrete drive with turn-around pad at the facility. The applicant requests a WAIVER from the spread requirements in a local street as defined by the Drainage Criteria Manual in Chapter 4 Section 1.2. The combined spread at inlets 1-2 and 1-3 is 18.57ft whereas the requirement is 14.5ft per the DCM. The applicant states that this will not cause Stormwater conveyance issues due to the knuckle, which will allow any additional spread to be within the knuckle rather than a narrower street area.
- 3. <u>WATER QUALITY:</u> Water Quality will be handled through a dry detention basin with a low flow orifice to drain the 2-yr storm between 24-48 hours.
- 4. <u>FLOODPLAIN MANAGEMENT:</u> No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded). The applicant agrees to provide a 100 year Water Surface Elevation at the detention pond and provide Finished Floor Elevations for all adjacent lots to verify they are to be built 2ft or higher in elevation from the provided Water Surface Elevation.
- 5. MASTER STREET PLAN IMPROVEMENTS:
 - a) Street Pavement and Condition: The existing pavement condition along Pine Street is in good condition. The existing pavement condition along W Pecan Street is in substandard condition. The applicant requests a WAIVER of Sec. 14-604(c) to allow a 21ft BOC to BOC street connection to Pecan Street.
 - b) Connectivity Standards: The applicant's project complies with connectivity standards.
 - c) <u>Streetscape:</u>
 - i. Right-of-Way:
 - 1) Pine Street is an existing Minor Street with a 60' right-of-way, which exceeds the requirements from the Typical Street Section.
 - 2) Pecan Street at the connection linking to this project is a variable width right-of-way at a loop exceeding the required 50ft right-of-way.
 - ii. Sidewalks & Sidepaths:
 - The project proposes sidewalks along both sides of the proposed S 14th Street with partial street parking along the west side. The project proposes a sidewalk along the north side of the proposed extension of Pecan Street around the north side of the knuckle.
 - d) Trails: No trails are required or proposed.
 - e) Street Lights: The applicant's project proposes adequate street lighting.
 - f) Street Trees: The applicant's project proposes adequate street trees.

RECOMMENDATIONS:

- a) Consider requiring the existing tree island along Pecan Street to be converted to one way traffic along the north heading west, and one way traffic along the south heading east to safely accommodate traffic flow, and require the applicant to include signage and any appropriate striping and lane markings to direct traffic safely around the existing tree island along Pecan Street.
- b) Approve a WAIVER from Sec. 14-604(c) to allow a 21ft BOC to BOC. This will allow an appropriate transition to the existing tree island loop along Pecan Street.
- c) Approve the WAIVER from the DCM Ch. 4 Sec 1.2 from requiring the spread of 14.5ft and allow the 18.57ft spread at inlets 1-2 and 1-3. The applicant agrees to provide Engineering staff with an appropriate spread analysis that shows the increased surface area of the knuckle will result in minimal impact

STAFF SIGNATURES: 7

Kristifier Paxton, Development Compliance Manager

City of Rogers Engineering Division

Lance Jobe, City Engineer

City of Rogers Engineering Division

PLANNING REVIEW:

- 1. LAND USE:
 - a) <u>Use Definition</u>: Single-Family Residential encompasses "buildings containing one dwelling unit located on a single lot. Single-Family residential includes without limitation tiny houses as defined by Sec. 10-36 of the City of Rogers, Code of Ordinances."
 - b) Zoning Compliance: The proposed project is in compliance with all N-R zoning standards.
 - c) <u>CGM Compliance</u>: The proposed project is in compliance with the purpose, character, and goals of the Neighborhood Growth Designation.
- 2. <u>DEVELOPMENT STANDARDS</u>: The proposed project conforms to all development standards required by Sec. 14-702 and Article III with the exception of any requested waivers and/or variances.
 - a) <u>Building Disposition</u>: The applicant requests a <u>VARIANCE</u> from Sec. 14-702(d)(2) which requires a 60' minimum lot width. The site plan has met all other building disposition requirements, as stated in Sec. 14-702.
 - b) Parking & Loading: N/A
 - c) Screening & Transitions: N/A
 - d) Landscaping: All landscaping requirements have been met.
- 3. <u>REPORTS FROM OTHERS</u>: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU Conditional Approval Letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
- 4. RECOMMENDATIONS:
 - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) Approve with the following action on the requested variance:
 - i. Approve a variance from Sec. 14-702(d)(2) from the 60' minimum lot width requirement. The applicant requests the waiver from the minimum lot width size due to the unusual lot shape that the knuckle street design creates for lots 8 and 9. Both lots exceed the minimum lot area and have adequate room to be buildable. The applicant proposes starting the front setback measurement where the lot width is at least 60' as a compromise for requesting this variance.

STAFF SIGNATURES:

Elizabeth Johnson, Planner III

City of Rogers Planning Division

Ethan Hunter, City Planner City of Rogers Planning Division

TOTAL REQUESTED WAIVERS & VARIANCES:

- 1. A variance from Sec. 14-702(d)(2) from the 60' minimum lot width requirement.
- 2. A waiver from Sec. 14-604(c) to allow a 21ft BOC to BOC.
- 3. A waiver the DCM Ch. 4 Sec 1.2 from requiring the spread of 14.5ft and allow the 18.57ft spread at inlets 1-2 and 1-3.

SUGGESTED MOTIONS:

- 1. FOR APPROVE: "Move to approve the Preliminary Plat for Pine Street Subdivision as presented."
- 2. <u>FOR APPROVE WITH CONDITIONS:</u> "Move to approve the Preliminary Plat for Pine Street Subdivision subject to [conditions, contingences, or other actions on requested waivers/variances]."
- 3. FOR DENY: "Move to deny the request as presented."
- 4. FOR TABLE: "Move to table the request [indefinite or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.

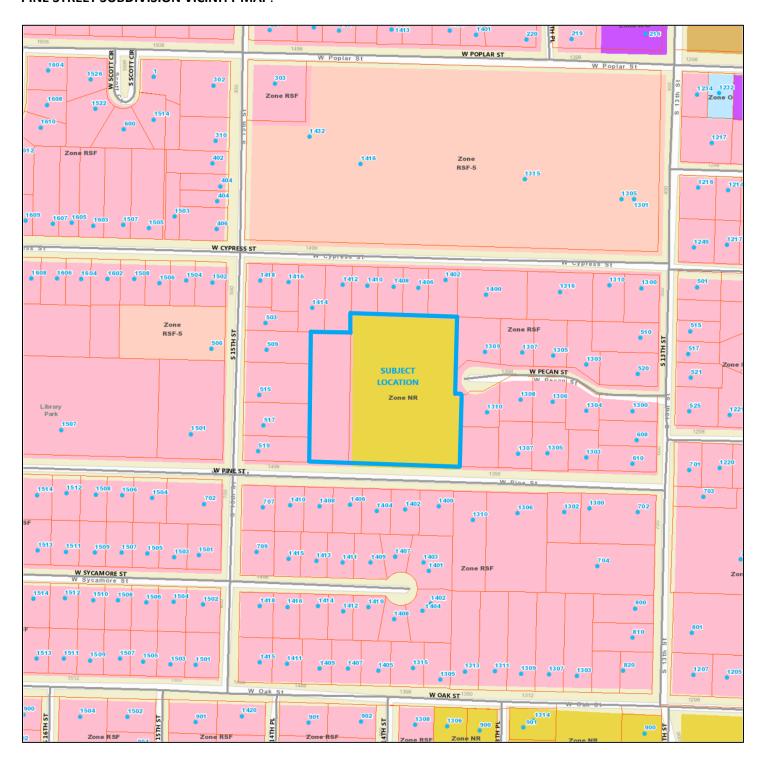
John McCurdy, Director

City of Rogers Community Development

TABS:

- 1. Vicinity Map
- 2. Variance Letter
- 3. RWU Conditional Approval Letter
- 4. Preliminary Plat

PINE STREET SUBDIVISION VICINITY MAP:









December 19, 2019

Dept. of Community Development Planning Division 301 W. Chestnut Rogers, AR 72756

RE: Pine St. Subdivision Waiver Request

Dear Planning and Engineering Staff,

We are requesting two waivers on the Pine St. Subdivision Preliminary Plat. The first waiver is for the spread requirements in a local street. The combined spread at inlets 1-2 and 1-3 is 18.57' whereas the requirement is 14.5' per Ch 4, Sec 1.2 of the City of Rogers Drainage Criteria Manual. At this location, the street transitions to a knuckle and has a FOC to FOC length of 28.75'. This provides a 10' clear drive lane for the design storm. With the added surface area in the knuckle, any additional spread can back up into the knuckle without compromising the drive width down S 14th Circle. Granting this waiver will not cause storm water conveyance issues within the subdivision.

The second waiver is for the 21' BOC to BOC street connection to Pecan St. The local street typical section is 30' BOC to BOC. As previously discussed with city staff, a narrower street width is being proposed due to site constraints. The existing cul-de-sac structure of Pecan St and the adjacent existing driveways limit the amount of space to make the connection without significant offsite costs and additional ROW acquisition. The proposed street section provides the desired connectivity between the existing residential community and the proposed development as required by the City per Sec. 14-604(c).

Let us know if you have any questions.

Sincerely,

Ali Karr, E.I. Project Engineer







January 20, 2020

Dept. of Community Development Planning Division 301 W. Chestnut Rogers, AR 72756

RE: Pine St. Subdivision Waiver Request

Dear Planning Staff,

We are requesting a waiver on the Pine St. Subdivision Preliminary Plat. Lots 8 and 9 do not meet the minimum lot width of 60' for Zoning N-R. The proposed street connection to Pecan Street is designed with a knuckle. This knuckle was designed to allow the lots along the radius to have a point of entry off of Pecan Street. Lots 8 and 9 meet the minimum lot width of 60' by increasing the front building setback to 40'. There is still adequate usable space in both of these lots to justify the increased building setback.

Let us know if you have any questions.

Sincerely,

Ali Karr, E.I. Project Engineer



February 11, 2020

Ms. Ali Karr, E.I., CFM Crafton Tull-Civil 901 North 47th Street, Suite 200 Rogers, AR 72756-

Re:

Conditional Approval of Civil Plans

Pine Street Subdivision

Dear Ms. Karr:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

- 1. We are sending our markups of your plans under separate cover for your convenience. Please revise the plans accordingly and return to us for final approval.
- 2. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Three copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

Attachment(s): Special Contract for Facilities Extension

PINE STREET SUBDIVISION

LEGEND (EXISTING SYMBOLS)

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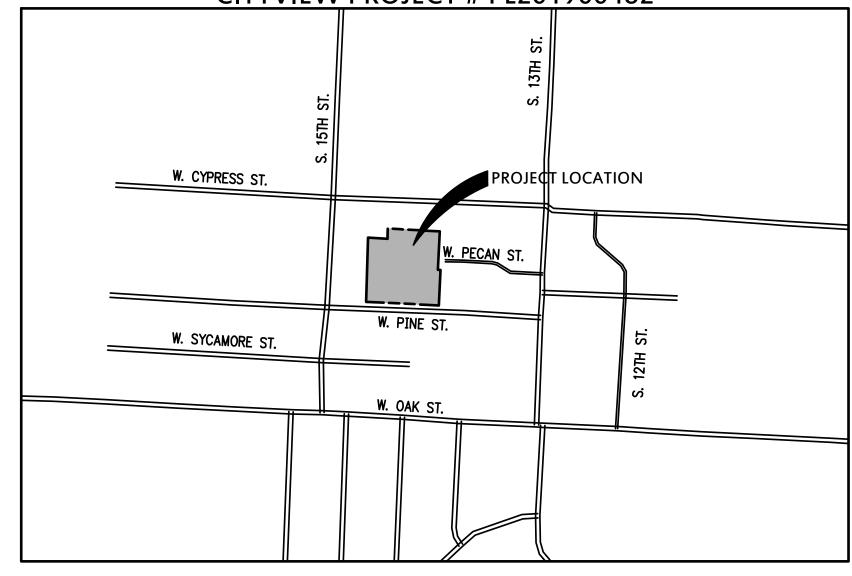
LEGEND (CONSTRUCT)

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181	AIR RELEASE VALVE	
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	GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	UNDERGROUND 1
		OVERHEAD TELEY
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BUILDING SET BACK				
RIGHT OF WAY				
PROPERTY LINE				

ROGERS, ARKANSAS

PRELIMINARY PLAT
CITYVIEW PROJECT # PL201900482







BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR

PROPERTY DESCRIPTION

PART OF THE EAST HALF OF LOTS 2 & 3 IN BLOCK 5 OF FELKNER'S SUBDIVISION OF ROGERS, ARKANSAS. COMMENCING AT THE SOUTHEAST CORNER OF LOT 17, WATSON'S SUBDIVISION OF THE CITY OF ROGERS, ARKANSAS; THENCE ALONG THE NORTH RIGHT OF WAY OF PINE STREET NORTH 87°04'29" WEST A DISTANCE OF 600.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°03'51" WEST A DISTANCE OF 324.77 FEET; THENCE NORTH 01°42'52" EAST A DISTANCE OF 452.28 FEET; THENCE SOUTH 86°41'43" EAST A DISTANCE OF 318.11 FEET TO THE WEST BOUNDARY LINE OF SAID WATSON SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY LINE AS FOLLOWS, SOUTH 02°53'17" WEST A DISTANCE OF 234.14 FEET; THENCE SOUTH 87°06'43" EAST A DISTANCE OF 16.00 FEET; THENCE SOUTH 02°53'17" WEST A DISTANCE OF 216.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

WEST HALF

PART OF LOT 2 AND PART OF LOT 3, BLOCK 5, OF FELKER'S SUBDIVISION IN ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 5 OF FELKER'S SUBDIVISION; THENCE SOUTH 86°49'54" EAST A DISTANCE OF 203.37 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01°42'23" EAST A DISTANCE OF 390.49 FEET; THENCE SOUTH 86°43'20" EAST A DISTANCE OF 118.29 FEET; THENCE SOUTH 01°42'52" WEST A DISTANCE OF 389.13 FEET; THENCE NORTH 87°22'38" WEST A DISTANCE OF 118.21 FEET TO THE POINT OF BEGINNING. CONTAINING 1.06 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

FLOOD NOTE

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.



CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

Sheet List Table

SHEET TITLE

IRRIGATION DETAILS

NUMBER C-001 COVER SHEET PROJECT CONTROL SHEET C - 002C - 003OVERALL SITE PLAN (COLOR) PROJECT INFORMATION C-101 PRELIMINARY PLAT UTILITY PLAN (COLOR) **BUILDING SETBACK:** N-R (LOTS 3-7, 10-17) C-103 GRADING PLAN FRONT = 20'EXTERIOR SIDE = 20' C-104 INTERSECTION PLAN 1 OF 2 INTERIOR SIDE = 6' C-105 INTERSECTION PLAN 2 OF 2 N-R (LOTS 8-9) C-106 EROSION CONTROL PHASE I FRONT = 40'C-107 EXTERIOR SIDE = 20'EROSION CONTROL PHASE II INTERIOR SIDE = 6'
REAR = 20' C - 201S 14TH CIRCLE & PECAN STREET P&P STORM SEWER LINE 1. 2. & POND P&P (COLOR) R-SF (LOTS 1-2) FRONT = 30'C - 203SANITARY SEWER LINE 1 P&P 1 OF 2 (COLOR) EXTERIOR SIDE = 30'INTERIOR SIDE = 10' REAR = 20' C - 204SANITARY SEWER LINE 1 P&P 2 OF 2 (COLOR) C - 205SANITARY SEWER LINE 2 & 3 P&P (COLOR) SITE AREA: 4.38± AC. (190,923 SQ.FT.) C - 206OFFSITE WATERLINE P&P 1 OF 2 (COLOR) N-R & R-SF **ZONING:** PROPERTY USAGE: RESIDENTIAL C-207 OFFSITE WATERLINE P&P 2 OF 2 (COLOR) RESIDENTIAL DENSITY 17 BUILDABLE LOTS C - 208WATERLINE 1 P&P (COLOR) 3.88 UNITS/AC C-501 ADDRESS: W. PINE ST. TYPICAL SECTION ROGERS, AR 72756 C - 502STANDARD DETAILS 1 OF 2 TERRA FIRMA BUILDING CO. 6073 S. MOUNT HEBRON C - 503STANDARD DETAILS 2 OF 2 ROGERS, AR 72758 C-504 ROGERS STANDARD DETAILS SCOTTDEER@COX.NET C-505 EROSION CONTROL DETAILS 1 OF 3 SITE ENGINEER: CRAFTON TULL DANIEL ELLIS, P.E. C-506 EROSION CONTROL DETAILS 2 OF 3 901 N. 47TH ST., SUITE 200 ROGERS, AR 72756 C-507 EROSION CONTROL DETAILS 3 OF 3 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM SD-1RWU SANITARY SEWER DETAILS RWU WATER DETAILS WD-2RWU WATER DETAILS L-101 PLANTING PLAN L-501 LANDSCAPE DETAILS LI-501 IRRIGATION DETAILS

SHEET

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY—EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.

LI-502

- 2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL
- VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.

 3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- 4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- 5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR

- SPECIFICATIONS.
 7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- 8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- 9. ENERGIZED ELECTRICAL LINE SAFETY. WARNINGS. AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.



ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

COVER SHEET; GENERAL NOTES



FICATE OF AUTHORIZATION:

CRAFTON, TULL & ASSOCIATES, INC. No. 109



PINE STREET SUBDIVISION ROGERS, AR

W. CYPRESS ST.	E E	
	W. PECAN ST.	
W. SYCAMORE ST.	W. PINE ST. W. OAK ST.	S. 12TH ST.
	Description	Date
1 CITY COMMEN 2 CITY COMMEN		7/19/19 12/26/19

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

	ISTRUCTION
PROJECT NO: 19101600	CONSTRUCTION Pr.
SSUE DATE: 12/19/19	of THIS &
CONTACT: D. ELLIS	DOCUMENT IS PRELIMINARY IN
CHECKED BY:	[™] PRELIMINARY IN
	NATURE AND IS NOT
PRELIMINARY	A FINAL, SIGNED
PLANS	
1 17 (145	DOCUMENT SO
2019 Crafton, Tull & Associates,	Inc. W

COVER SHEET

C-001

AYOU; C-JOI COVERSHEEL, LASI SAVED: AEJ 162, 12/19/2017 12:07:44 FM AST PLOTTED BY: ALI KARR, 12/19/2019 12:07:56 PM ("PLOTTED BY:" VALID ON HARD COPY.

Call before you dig.

Know what's **below**.

Arkansas One Call





TOTAL LOT PROPOSED: 17 LOTS TOTAL



ZONING N-R, LOTS 3-7 & 10-17

EXTERIOR SIDE = 20' INTERIOR SIDE = 6'

EXTERIOR SIDE = 20' INTERIOR SIDE = 6'

ZONING R-SF, LOTS 1-2

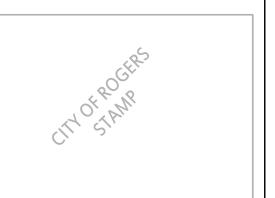
EXTERIOR SIDE = 30' INTERIOR SIDE = 10'

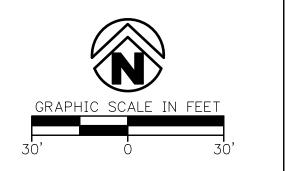


- 1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- 2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHÁ STANDÁRDS.
- 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- UNLESS OTHERWISE NOTED. 5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS
- OTHERWISE NOTED.
- 6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- 8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- 9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- 10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM



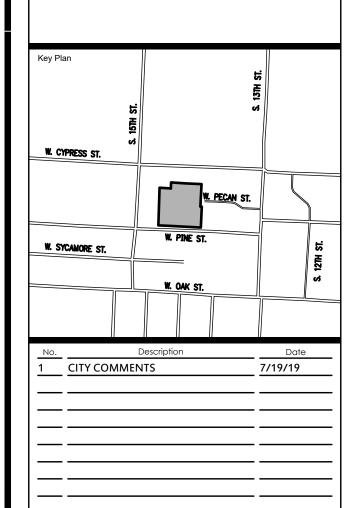
www.craftontull.com CERTIFICATE OF AUTHORIZATION: CRAFTON, TULL & ASSOCIATES, INC. No. 109





PINE STREET SUBDIVISION

ROGERS, AR



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PROJECT NO: 19101600 ISSUE DATE: 12/19/19 CONTACT: D. ELLIS

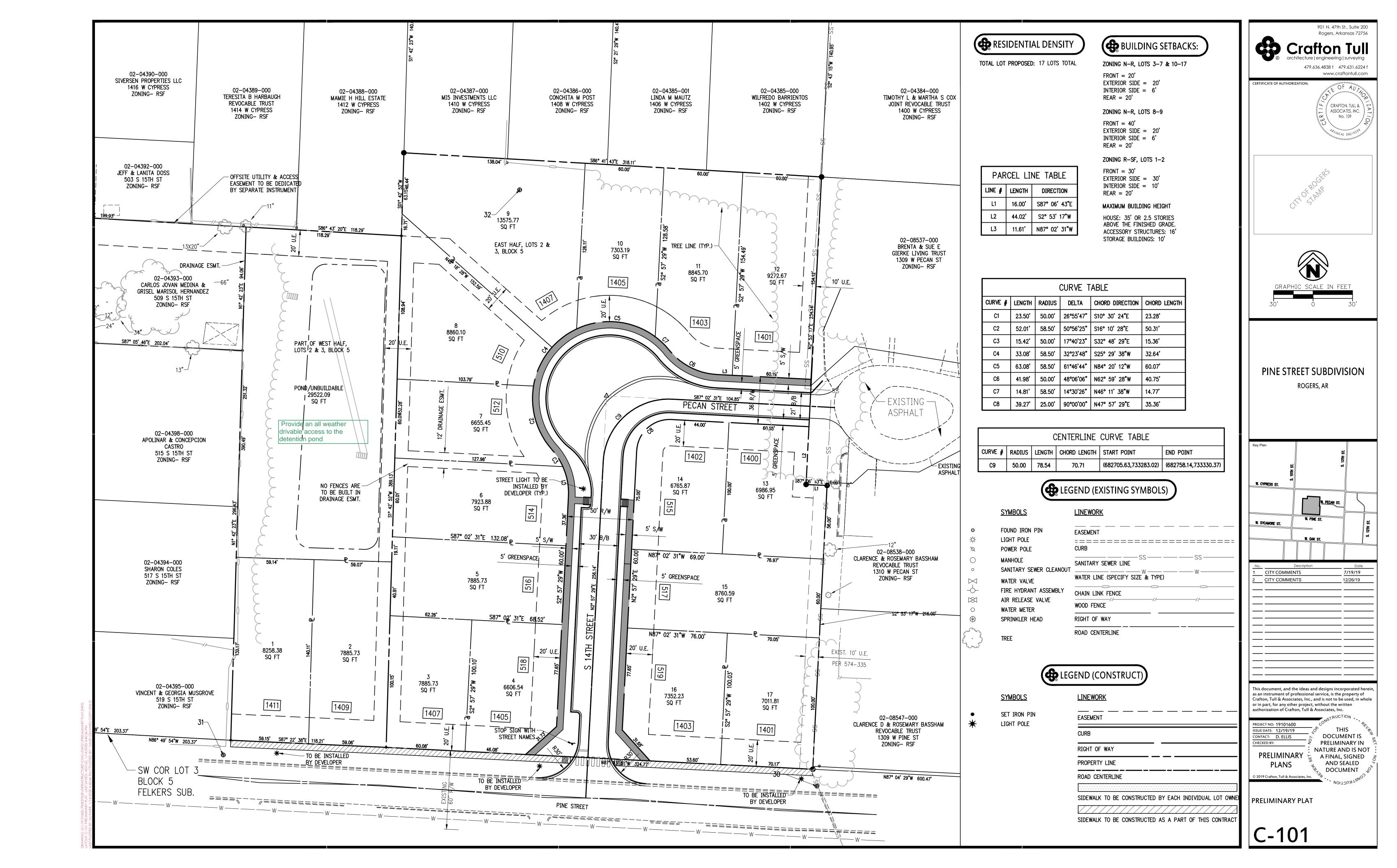
NATURE AND IS NOT PRELIMINARY A FINAL, SIGNED AND SEALED PLANS DOCUMENT © 2019 Crafton, Tull & Associates, Inc.

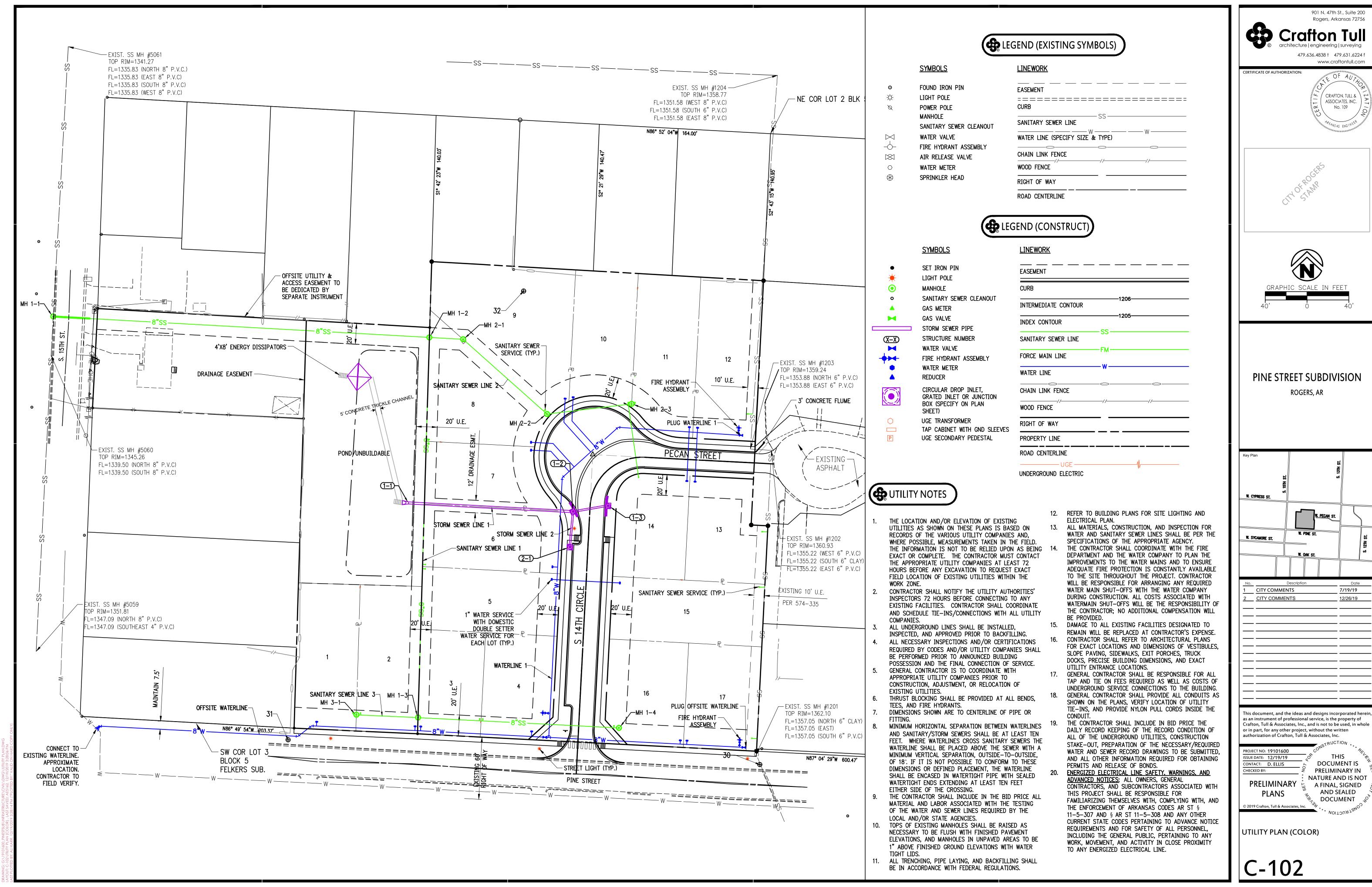
DOCUMENT IS

PRELIMINARY IN

OVERALL SITE PLAN (COLOR)

C-003

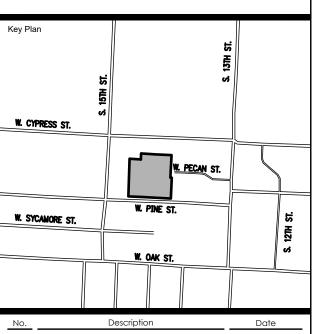




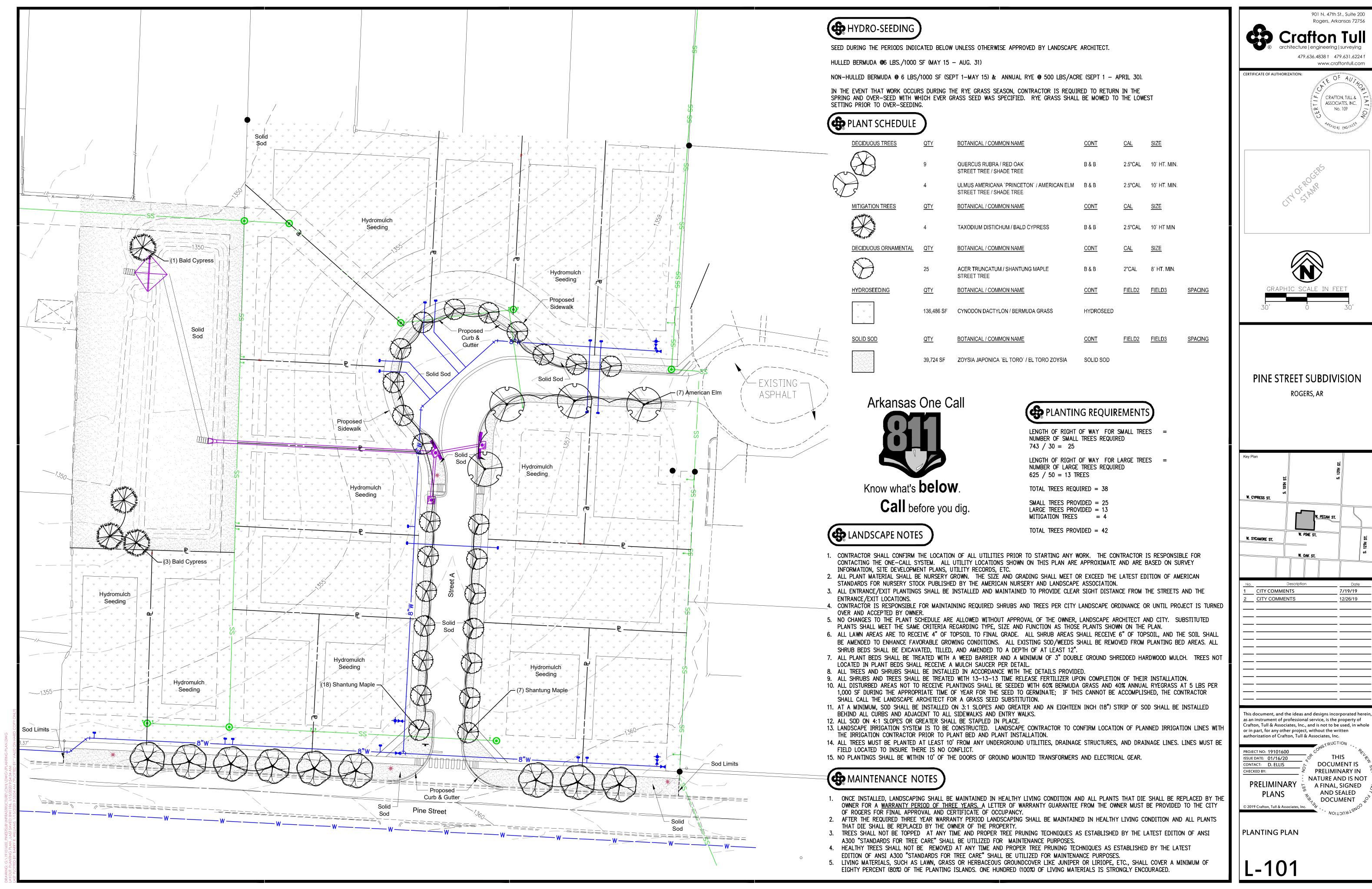
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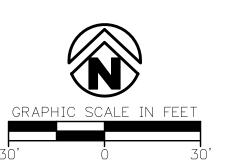


No.	Description	Date
	CITY COMMENTS	7/19/19
2	CITY COMMENTS	12/26/19

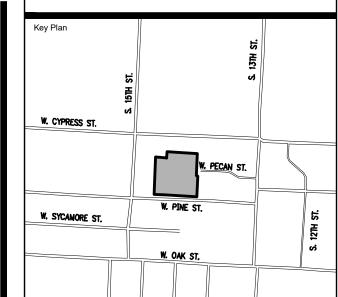


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٥.	Description	Date
	CITY COMMENTS	7/19/19
	CITY COMMENTS	12/26/19
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